

KENSINGTON REVITALIZATION Fact Check

Public Input and Meetings: Discussions with interested parties began in September 2006; and a community meeting in March 2007, where over 200 comments were received. Since the process began, the Town and County have held 39 advertised public meetings.

Sector Plan: a plan depicting land use and zoning for Kensington over a 20 year period. The current Plan has not been updated since 1978. The new Plan calls for intersection improvements, parking, parks, restaurants, shops, and sidewalks while preserving the historic character of the Town. The Plan has been approved by the Town and County Planning Board, and will be reviewed by the County Council in early 2011.

CR Zone: a new county-wide zone encouraging mixed uses such as commercial, office and residential; Kensington has CR designations in the new Sector Plan. The Zone is being amended by the Town, County Planning Board, and County Council to accommodate the Town's unique needs. The County Council will take up the amendments later this year.

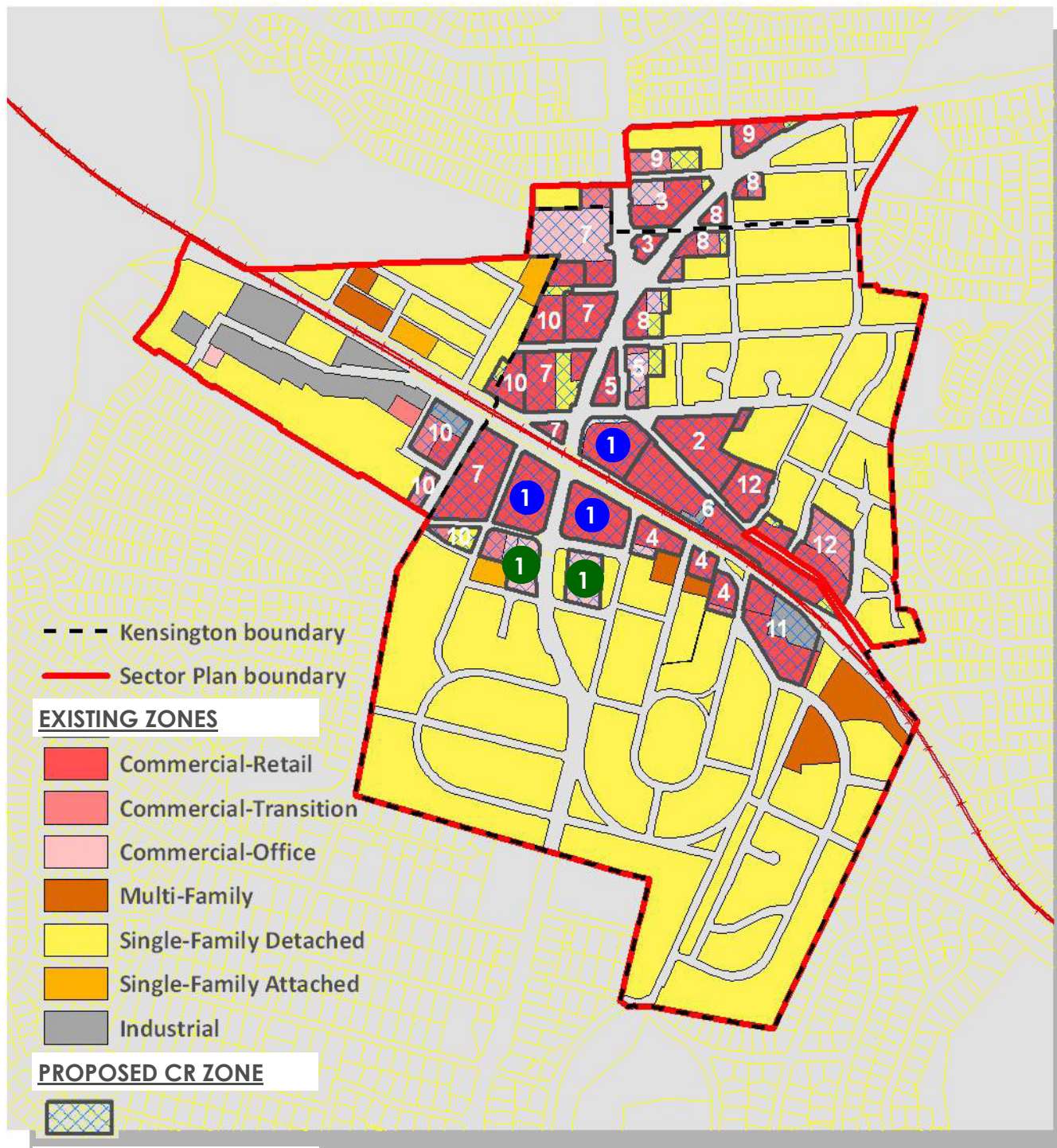
Connecticut Avenue Height: Seventeen (17) land segments along Connecticut Avenue will be rezoned to CR under the new Sector Plan. Of those 17, five (5) will be designated at 75 feet. And of those five, only three (3) will be an increase in height from current zoning. Two (2) properties may already construct as high as 97 feet and will be lowered to 75 feet under the new Plan.

Design Guidelines: a document being drafted by the Town and County Planning Board stipulating detailed guidelines on how Kensington may be improved; i.e., green space, parking, pedestrian access, signage and streetscape. Design elements include building materials, set-backs, and height step-downs adjacent to residential zones. The Design Guidelines will be the most important tool for Kensington to ensure revitalization is compatible with our small town character, scale, and tastefully designed—controls we do not have today.

The Town and Planning Board Staff will be conducting a roundtable worksession on the Guidelines this fall—notice of the meeting will be forthcoming. For more information on the Town's revitalization, call (301) 949-2424 or www.tok.md.gov.



KENSINGTON REVITALIZATION Proposed Zones in Sector Plan



CONNECTICUT AVENUE

- Decrease to 75'
- Increase to 75'

